133.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,043,500	/	1,043,500
USE VALUE:	1,043,500	/	1,043,500
ASSESSED:	1,043,500	/	1,043,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOBER MEREDYTHE J /TRUSTEE
Owner 2:	RICHARD F SCHOBER FMLY TRUST&
Owner 3:	MEREDYTHE J SCHOBER 2012 REVOC
Street 1:	49 CHURCHILL AVE APT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHOBER RICHARD F -
Owner 2:	SCHOBER MEREDYTHE TRUSTEES -
Street 1:	116 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2587 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	498,800	4,700	540,000	1,043,500
Total Card	0.138	498,800	4,700	540,000	1,043,500
Total Parcel	0.138	498,800	4,700	540,000	1,043,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.43 | /Parcel: 403.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	498,800	4700	6,000.	540,000	1,043,500	1,043,500	Year End Roll	12/18/2019
2019	104	FV	387,600	4700	6,000.	570,000	962,300	962,300	Year End Roll	1/3/2019
2018	104	FV	387,600	4700	6,000.	420,000	812,300	812,300	Year End Roll	12/20/2017
2017	104	FV	363,600	4700	6,000.	402,000	770,300	770,300	Year End Roll	1/3/2017
2016	104	FV	363,600	4700	6,000.	372,000	740,300	740,300	Year End	1/4/2016
2015	104	FV	324,200	4700	6,000.	312,000	640,900	640,900	Year End Roll	12/11/2014
2014	104	FV	320,600	4700	6,000.	304,800	630,100	630,100	Year End Roll	12/16/2013
2013	104	FV	333,600	4700	6,000.	290,400	628,700	628,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10360

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHOBER RICHARD	63413-55		3/27/2014	Convenience	10	No	No		
SCHOBER RICHARD	23100-428		4/23/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	217	Redo Kit	3,000					
9/23/2013	1418	Manual	10,075	C				
6/7/2007	421	Manual	1,500					repair front porch
8/2/1994	390	Manual	2,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Inspected	PH	Patrick H
5/19/2018	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
3/18/2009	Inspected	189	PATRIOT
2/4/2009	Measured	336	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 540,000 | Spl Credit | Total: 540,000

User Acct

85419

GIS Ref

GIS Ref

Insp Date

06/01/18

!10360!

PRINT

Date	Time
12/11/20	00:40:23

LAST REV

Date	Time
12/01/20	14:36:37

mmcmakin

USER DEFINED

Prior Id # 1:	85419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	D - Design	3.0	%
Economic:			%
Special:			%
Override:			%
	Total:	33.07	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06683207
Const Adj.:	0.98980200
Adj $ / SQ:	179.512
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745206
Depreciation:	246440
Depreciated Total:	498766

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

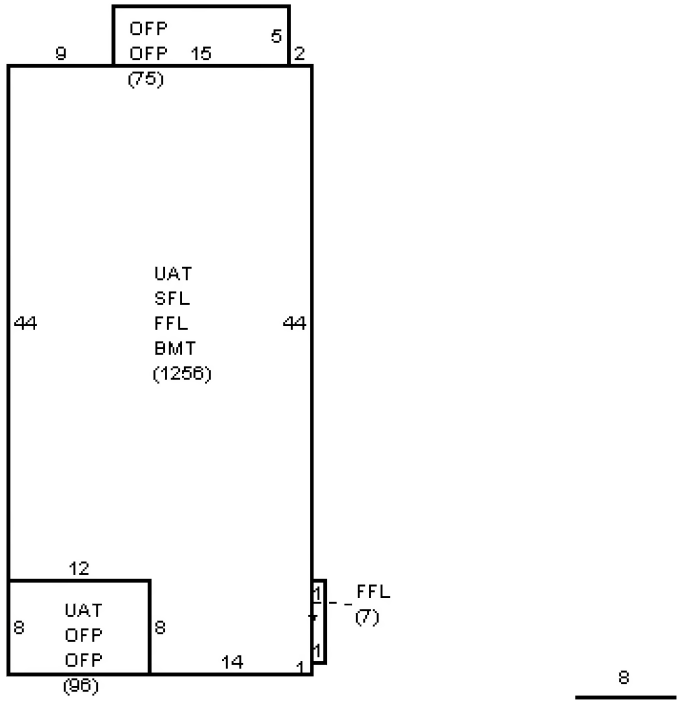
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.46
Special Features:	0	Val/Su Net:	111.96
Final Total:	498800	Val/Su SzAd	198.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,263	179.510	226,724
BMT	Basement	1,256	53.850	67,640
SFL	Second Floor	1,256	179.510	225,467
OFP	Open Porch	342	21.110	7,219
UAT	Upper Attic	338	82.580	27,911
	Net Sketched Area:	4,455	Total:	554,961
Size Ad	2519	Gross Are	5469	FinArea 2587

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700